

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

May 14, 2007

Sign in, Call to Order, Welcome (7:00 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer) and Dave Stubbs (DLS Associates).

Open Forum: – (Homeowners raise concerns to the Board; Target: ½ hour max)

1. Dave has observed a motor-home parked on Huckleberry for some extended periods of time. Dave has spoken with the owner who lives at 3105 NW Morning Glory. The owner is aware of the issues around parking the motor-home within the development.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on April 09, 2007 – Robert
 - a. Accepted the motion to forego reading of the meeting minutes (which are posted on the Meadows HOA website). - Minutes approved.
2. Treasurer's Report – Cass
 - a. Cass reported that the bank account statements balanced and all expenditures are in order. – The Treasurer's report was approved.
3. ARC Review committee – Dave
 - a. The owner of 3105 Morning Glory has submitted a request to replace a patch of shrubbery, outside their front door, with lawn. The request was approved by the Board, however, the Board wanted to confirm that the irrigation system for this area is still functional. Dave will check on this.

Information and Input Items:

1. Cass inquired if the landscaping contractor was planning on reseeding bare spots in some grass areas. Dave will contact the contractor and determine what their recommendation and/or plan is to address the bare spots on the lawns.
2. Dave has received bids from two painting contractors and is awaiting receipt of a third bid before presenting the bids to the Board for consideration. The HOA has roughly \$40,000 in cash reserves and additional reserve funds in CDs which will mature on staggered dates during this year. Some units are badly in need of painting soon while others can probably wait to be painted. The Board is considering painting half of the development this year, and painting the remaining half the following year. This will provide sufficient reserves to pay for this year's painting expense and allow an additional year for reserve buildup to prior to incurring the remaining painting expense the following year. The Board will wait for the third contractor to submit their bid, then review when the maturity dates of the CD fall, prior to making a final decision on embarking on a painting strategy for the development.

Decision Items:

1. ARC policy on grass/landscaping at 3105 NW Morning Glory – The Board considered any effects this landscaping change could potentially have regarding our contract with the landscape contractor. The Board determined that this area was being maintained by the landscape contractor prior to it changing from shrubbery to grass. There is no policy at issue for the Board in this circumstance.
2. The next Board meeting will be Monday, June 11, 2007.

The Board adjourned at 8:15 PM